

Hawk Ridge HOA Board Meeting Agenda

November 16, 2023, 6:00 PM

Location: Zoom meeting

Zoom Meeting Link: <https://us02web.zoom.us/j/84997803275>

Preliminary

- P.1 Call to order Meeting called to order at 6:03 PM
- P.2 Attendance and Quorum – **Quorum met.**

Action

- A.1 Motion to approve/amend agenda – **Agenda Approved.**
- A.2 Motion to approve/amend prior minutes – **October Annual Minutes not available. Renee will complete this week. Ken noted that the previous years' Annual Meeting Minutes are approved by the homeowners at Annual Meetings. We will post the minutes as "Unapproved," so homeowners have access to the Water Rights information.**
- A.3 Appoint new President and board member (2 board volunteers: Witt/Acken).
 - a. **K. Witt resigned as President. M. Feeney is interested in President position and resigned as board member. Motion made/approved to accept Mike's resignation. Motion made/approved to appoint Mike as President effective January 1, 2024.**
 - b. **Board vacancy needs to be filled. Witt and Acken have volunteered. Motion made/approved to appoint new board member at this meeting.**
 - c. **Motion made/approved to nominate K. Witt for the vacant board position. K. Witt accepted and will be effective January 1, 2024.**
 - d. **Ken noted that we will be one board member short in December (4 board members not 5). Not an issue if we have a quorum.**

Discussion

- D.1 ARC Report – **ARC not present**
 - a. **Exterior light complaint - Received complaint that one homeowner's exterior lights are too bright. ARC reached out they were not aware that lights must be subdued and agreed to mute.**
 - b. **Discussion of Jellystone Lights (programmable color/sequence) – Not against Covenants if they are pointed down and not exposed to neighborhood. Have not received complaints from homeowners. ARC could review the issue and make recommendations to the board that the lights should be turned off at a reasonable hour. Let's listen for any complaints and socialize with homeowners first and see where it goes.**
- D.2 Water reporting update – Santilli
 - a. **Missing two readings in HR and one in HRW.**
 - b. **Over-Pumping: Two homeowners are way over limit. May have broken irrigation lines.**
 - c. **Broken meter in HRW – Bradley working with homeowner.**
 - c. **Renee and Bradley (HRW) are working with homeowners in violation.**
- D.3 Water rights update: Feeney
 - a. **Mike provided highlights of the meeting with Attorney Ryan Farr and Bradley Rosenberg. It was a productive meeting and Ryan is on top of everything. Working on schedules and timeframes to accomplish Ryan's plan of action. He has three sections in his memorandum of action:**

Section 1: Abstract of Title. Ryan does not believe that a full-blown “Abstract of Title” is necessary given the groundwork that Doug Barber – GDWC provided. Ryan needs to re-trace Doug’s work and make sure everything adds up and the issues that Doug spotted are correct. That will be a little less strenuous and time consuming and less expensive than a full-blown “Abstract of Title.” Target completion 1/31/2024.

Section 2: May need to re-open multiple probate estates seeking to have these rights addressed by the court and ask the court to issue orders to see what the intent was of the decedents. Not terribly complicated but does involve legal action, which can take a long time. Some corporations have been closed. Shareholders would need to be contacted and ask that they assist in having those corporations re-opened so they can do business such as conveying the appropriate water rights in question. All of this can be enhanced if we had assistance from the shareholders of these corporations. Target completion 6/30/2024.

Section 3: Quiet Title Action – Still up in the air if this will be required. If we cannot get the corporations re-opened and rights transferred, then Quiet Title Action would be necessary. Target completion 12/31/2024.

b. We are looking at a 12-13 month timeframe to get everything accomplished.

c. Ryan does not think there is an issue that we have two HOA’s. Would we have to do something to combine the two HOA’s to be in compliance with court orders – Ryan’s opinion is no. If you have to issue shares to the HOA’s, that is done on a pro-rata basis based on the number of lots.

d. There are a few things we can do to save legal fees such as having the two HOA’s ask homeowners to sign a Waiver of Service.

e. In the MOU there is language that states if there is a problem between the two HOA’s, the law firm would be asked to mediate. They will not do that, and this should be removed.

f. K. Witt mentioned that there will be two special assessments with one due eminently. According to the Bylaws, there is a process for Special Assessments which involves a vote of 2/3 of homeowners. We cannot just assess without a vote. Ken will generate a letter/packet that will go out to homeowners for board review.

D.4. Website – Witt.

a. K. Witt created User IDs for all board members. There is a page that only board members can access that has documents we did not have before, i.e., Homeowner Contact List.

b. Will post monthly meeting minutes.

c. Website does not accept emails. Ken will post that on the website. If you hit ‘Reset Password’ and request a link, that will not happen. You will need to send Ken an email and he will re-set the password.

D.5 Solicit for next month’s agenda – Witt

a. No December meeting. Agreed that monthly meetings will be held the 2nd Thursday of each month starting in January.

b. Water Rights Update

c. Meter Readings.

d. 2024 Annual Dues.

e. Special Assessment

Adjournment

Z.1 Motion to adjourn - Meeting adjourned at 6:45 PM

Attendance:

<input checked="" type="checkbox"/> Ken Witt (President)	<input checked="" type="checkbox"/> Terry Etnyre (Treasurer – Board)	<input checked="" type="checkbox"/> Mike Feeney (Board)
<input checked="" type="checkbox"/> Stephen Johnson (Board)	<input checked="" type="checkbox"/> Marty MacNabb (Board)	<input checked="" type="checkbox"/> Mike Slojkowski (Board)
<input checked="" type="checkbox"/> Renee Santilli (Secretary)		Wayne Jones (ARC)
<input type="checkbox"/> Rich Morrison (ARC)	Felix Uhlik (ARC)	

Notes and Reminders

Next Meeting: January 11, 2024